



6

How the Five Themes Work Together

Waverly should implement the visions and actions presented by the plan through a realistic program that matches the resources of the community.

The five themes, with their narratives and maps, are the core of the Waverly Plan. This section addresses the relationships among the themes and examines key issues that relate to the implementation of the plan by both public agencies and private decision-makers. These key areas include:

- *Land Use*, displaying the general pattern of uses within the city. This major issue area discusses how uses will be located throughout the city consistent with the development concepts included in the plan.
- *Development Policies*, which are the basic actions needed to implement the plan's development and land use concepts are illustrated on the Policies Map.
- *Implementation Schedule*, summarizing the actions contained in the detailed plan and establishing a time schedule for their execution. The schedule can be used to track progress of the plan.

Land Use

■ The Land Use Map

The Land Use Map provides the traditional representation of land uses throughout Waverly and its jurisdiction at the end of this plan's twenty year life. The map does not distinguish between existing and proposed land uses, but rather shows the pattern that will emerge from the implementation of the Five Themes.

The Land Use Map is a guide for Waverly's Planning Commission and the City Council in making land use decisions. However, it is not literally a zoning map and does not necessarily represent mandatory zoning categories for individual parcels of property. In addition, the map shows desired uses

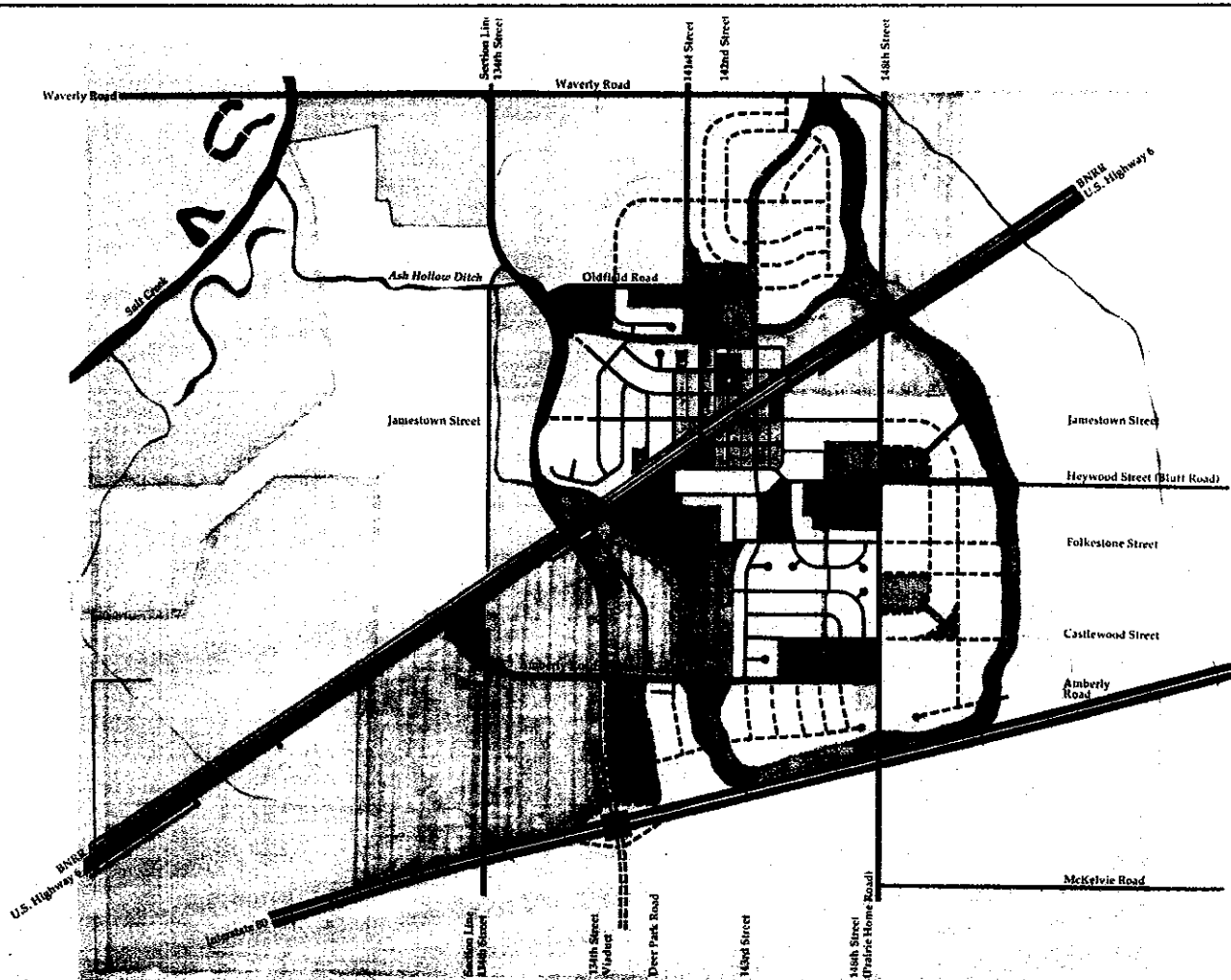
■ Land Use

on specific sites which are different from current uses. These represent the desired outcome of long-term land use change and do not affect the rights of current owners to use their property lawfully and in accordance with city ordinances.

The Land Use Map is color-coded, with each color representing a classification of uses. The land use categories presented in the map and its legend include the following:

- *Open Space and Agriculture.* These areas include such agricultural activities as farming and agricultural support uses. They also include sites that are likely to be undeveloped because of environmental characteristics, such as floodways and floodplains. Rural residential uses may be scattered throughout areas designated for Open Space and Agriculture. However, normal subdivision platting activity is not recommended in these areas.
- *Single-Family Residential.* This land use area describes predominately single-family neighborhoods developed at urban densities of up to four units per acre and generally provided with full urban services. Civic uses such as parks, schools, and churches may be integrated into single-family areas. In addition, some other housing forms, such as duplex and townhouse residential, may be carefully integrated with single-family development.
- *Mixed-Density Residential.* These areas, while predominately single-family in character, will support a mixture of other housing types, including duplexes, townhomes, and low-density multi-family development. Typical densities in these areas will range from three to ten units per acre. The Land Use Map envisions mixed density residential development in traditional neighborhoods in central Waverly near downtown, in Midtown Waverly south of East Cornhusker Highway (US 6), and within some new development areas on the periphery of the city.
- *High-Density Residential.* These areas provide accommodation for multi-family housing. In addition, other uses such as low-intensity offices and lodging, may be integrated into these neighborhoods. Typical densities in these areas will range from 10 to 25 units per acre.
- *Town Center Commercial.* Town Center commercial areas provide for traditional commercial and office uses within

Future Land Use Plan



Future Land Use

- Agricultural
- Single Family Residential
- Mixed Density Residential
- High Density Residential
- Town Center
- Major Commercial
- Neighborhood Commercial
- Industrial
- Semi-Public and Institutional Uses
- Public Parks and Other Open Spaces
- Proposed Airport

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■ Land Use

Downtown Waverly. These areas may include mixed density housing and community and civic facilities.

- *Major Commercial.* These areas support large-scale, auto-oriented commercial uses, including shopping centers and free-standing commercial buildings. Major commercial development includes the US 6 corridor; and potential future commercial growth encouraged by the possible southerly extension of the North 134th Street viaduct route to an interchange with I-80.

- *Neighborhood Commercial.* These areas are designated to serve limited commercial service roles for surrounding residential areas, predominantly on the south and east edges of Waverly's future growth centers. The principal site proposed for such a site is the southwest corner of Amberly Road and 148th Street (Prairie Home Road).

- *Parks and Public Facilities.* These civic use areas include parks and recreation facilities, open space corridors, greenbelts, school sites, water supply and wastewater treatment plants, and other major facilities. Public facilities may also be distributed throughout other land use areas.

- *Semi-Public and Institutional.* These areas designate major institutional or semi-public uses, including churches, nursing homes, day care centers, and medical care facilities. Uses such as churches or day care uses on relatively small sites, may be incorporated into any other use area.

- *Business Park.* Business park uses combine offices and commercial development with light manufacturing and limited warehousing and distribution, often within the same building.

- *Industrial.* These areas include industrial locations, usually with substantial truck traffic and outdoor storage. Primary industrial areas will continue to grow along US 6 southwest and northeast of Waverly.

Policies Map

The Policies Map helps to express the location and relationships of the key actions outlined in the Waverly Plan. The Policies Map summarizes the plan's key physical

■ Policies Map

development proposals. It is a diagrammatic guide to the plan's physical vision of Waverly in the year 2010.

Many of the action steps contained in the Waverly Plan do not involve physical improvements. These actions are very important to the plan, but are not illustrated on the Policies Map.

■ Short-Term Program

■ Short-Term Work Program

The scope of the Waverly Plan is both ambitious and long-term. Each of the many actions and policies described in the plan can contribute to the betterment of the city. Yet, presenting a twenty-year development program at one time can appear daunting. In order to build an entire structure, it is necessary to start with a strong foundation. The implementation schedule presents actions which Waverly should undertake in the short term. Many of these items are organizational or statutory, setting in motion the forces that will lead to the realization of the entire plan. Others involve significant capital projects.

The following actions are the key, foundational steps which Waverly's city government, businesses, organizations, and citizens should implement within the next two years. Together, they form a work program for the community, designed to capture the key opportunities which can allow the city to meet the challenges of changing regional and demographic dynamics.

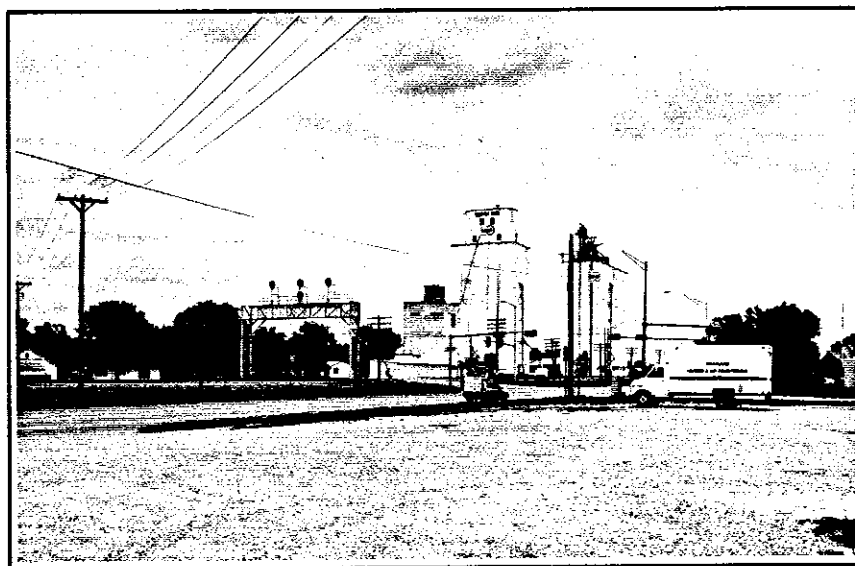
1. Implement plans to obtain regulatory approval to proceed with the construction of a **general aviation facility** in the City of Waverly. Prepare final documents in coordination with the Nebraska Department of Aeronautics and the Federal Aviation Administration to **secure approval of an airport northwest of the City on Site "F"**, as identified by the 1992/1993 Airport Planing Study.

2. Initiate discussions with the Nebraska Department of Roads and transportation officials of Lancaster County to gain support and designation of a fixed alignment for a future **extension of the 134th Street viaduct route to an interchange with Interstate 80**. Coordinate with planning efforts by the City of Lincoln and Lancaster County for an East Beltway corridor.

- *Drainage swale in Wayne Park.*

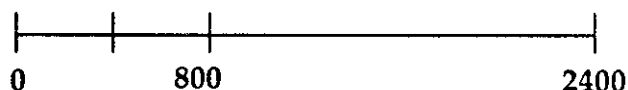


- *The East Cornhusker Highway and railroad corridor.*

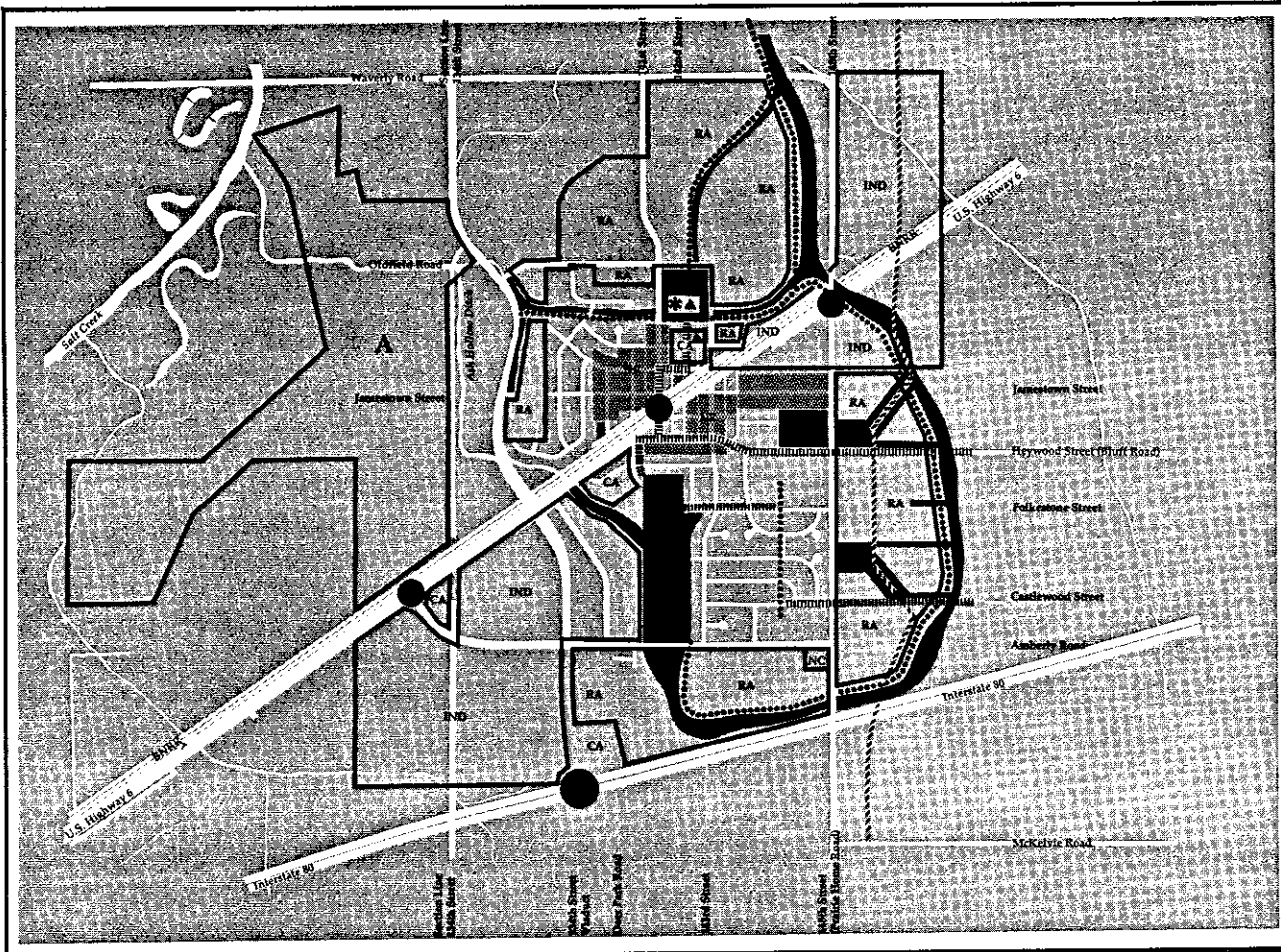


Policies Map Legend

RA	Residential Development Areas
CA	Commercial Development Areas
IND	Industrial Development Areas
NC	Neighborhood Commercial Node
A	Future General Aviation Facility
NR	Neighborhood Revitalization Areas
	Open Space Development
	Community Street Enhancement
*	Proposed Community Center (Jaycees)
	Proposed Recreational Trails Network
	Highway Crossing Improvements
	Relocated or Upgraded Gas Pipeline



Policies Map



■ **Short-Term Program**

3. Create a **Waverly Partnership** designed to encourage the construction of 17-20 new units of affordable housing annually by private developers and builders. Put in place financing and marketing tools necessary to encourage builders to do business in Waverly, including the creation of special assessment districts, a construction loan pool, and City front-end financing of public improvements.
4. Create **marketing programs** aimed at attracting new residents and strategic businesses and industries to the city.
5. Add capacity to the sewer treatment plant by **removing surface inflows**. Complete the program underway to **televise the city's sanitary sewer lines** to locate sources of surface water inflow. Follow-up survey with the creation of a **Capital Improvement Plan** schedule to disconnect surface water inflow sources as they are identified.
6. Begin planning and engineering for sewer and water **utility extensions** to future industrial park sites along East Cornhusker Highway (US 6) east of 148th Street, and southwest of the City along East Cornhusker Highway (US 6). Design a system of **looped collector streets** to serve industrial development sites.
7. Begin the planning and design work to **construct a public library facility** for the City of Waverly near 142nd and Kenilworth Streets, on the north edge of Downtown.
8. Begin the process of instituting a **Small Business Development Program**, focusing at first on a modest but strategic effort to serve the growth of small industries in Waverly, as well as playing an active role to support the City's efforts to construct the proposed airport and I-80 interchange projects.
9. Channel growth to **managed development areas**, designated as growth centers in the comprehensive plan. Implement pre-annexation agreements on residential and industrial development sites within Growth Centers.
10. Construct a **Community Center**, a project promoted by the Waverly Community Foundation for Jaycees Park.

■ **Short-Term Program**

11. Create a residential rehabilitation program aimed at preserving the city's supply of older homes. Enhance property maintenance and building code enforcement to obtain better housing maintenance.

12. In conjunction with future expected growth, modify the city's Federal Aid Road System, to open opportunities for state and Federal assistance for major street projects.

13. Continue the process of bringing public buildings, sidewalks, the city pool, and other city facilities into compliance with the Americans with Disabilities Act.

14. Construct sidewalks that serve areas with substantial pedestrian traffic when deficiencies exist, especially in areas linking schools, parks, commercial areas and other activity centers.

15. Extend Jamestown Street west to the North 134th Street viaduct to improve traffic circulation and correct drainage and inundation problems caused by the missing link of paved curb and gutter needed for successful surface drainage in the neighborhood.

16. Complete implementation of Waverly parks and recreation facilities improvement program, including the construction of recreational trails and new neighborhood parks to link growth areas to the existing city park system.

17. Coordinate a schedule of needed intersection improvements with the Nebraska Department of Roads and the Burlington Northern Railroad for the pedestrian crossing of 141st Street, and the major intersection of East Cornhusker Highway (US 6) and 148th Street.

18. Establish as a matter of policy the reservation and extension of a grid of cross-neighborhood collector streets as new residential development continues.

19. Expand the street rehabilitation program to correct deficiencies identified in the Waverly Plan.

20. Complete the program of street and landscaping improvements to establish the Linked Amenity Network proposed by the Plan.

■ Short-Term Program

21. Support the school district in its efforts to expand facilities concurrent with residential growth. As needed, construct new buildings and additions to ensure adequate facilities for the future.



Legend for Implementation Schedule Theme References

E	A Share of Growth in the Region
H	An Expanded Housing Supply
Q	A Quality Environment for Growth
P	Quality Public Services and Infrastructure
N	A City of Strong Neighborhoods

TABLE 6 -1: Implementation Schedule

Action	Themes	Within 2 Years	Within 5 Years	Within 10 Years	Within 20 Years
• Obtain regulatory approval for the proposed Waverly General Aviation Airport at the site northwest of the City.	E, Q, P	■			
• Obtain fixed alignment for proposed future I-80 interchange /134th Street viaduct connection.	E, Q, P		■		
• Create the Waverly Partnership as need arises to accelerate affordable housing construction.	E, H, P		■	■	
• Complete sanitary sewer televising program to identify sources of surface water inflow.	P				
• Complete utility extensions to serve future industrial park sites northeast and southwest of the City.	E, Q, P		■	■	
• Establish a facility for a Waverly Municipal Library.	Q, P, N			■	
• Institute a Small Business Development Program.	E		■		
• Channel growth to managed development areas; Complete pre-annexation agreements.	Q, P, N	■	■		
• Create a residential rehabilitation program to preserve the City's supply of older homes.	Q, N		■		
• Construct a Community Center.	Q, P, N		■		
• Modify the City's Federal Aid Road System in conjunction with future growth for federal assistance with major street projects.	E, Q, P			■	
• Adapt municipal structures and recreational facilities to comply with the federal Americans with Disabilities Act.	P	■			

TABLE 6 -1: Implementation Schedule

Action	Themes	Within 2 Years	Within 5 Years	Within 10 Years	Within 20 Years
• Construct missing sidewalk links; Repair deteriorated sidewalks.	P, N	■	■	■	■
• Expand school facilities concurrent with new residential growth.	H, Q, P, N			■	■
• Implement improvements to Wayne Park, including landscape treatments and recreational trail development.	P, N	■	■		
• Upgrade playground equipment at Sharp Park.	P, N	■			
• Complete a planned playfield development at Jaycees Park.	P, N		■		
• Construct Mansfield Ditch greenbelt recreational trail to link the Northwest Growth Center to Jaycees Park.	Q, P, N		■		
• Construct Waverly Perimeter Recreational Trail to link East and Northeast Growth Centers to Jaycees Park.	Q, P, N			■	
• Construct Ash Hollow Ditch Recreational Trail to link South Growth Center to Wayne Park.	Q, P, N		■		
• Develop a new neighborhood park near 148th Street and Heywood Street.	Q, P, N			■	■
• Develop a new neighborhood park near 148th north of Castlewood Street.	Q, P, N		■		
• Extend Ash Hollow Recreational Trail west along I-80 to link South and East Growth Centers.	Q, P, N			■	
• Construct pedestrian crossing improvements of US 6 at 141st Street.	Q, P, N				
• Construct pedestrian crossing improvements of US 6 at 148th Street.	Q, P, N				■

TABLE 6 -1: Implementation Schedule

Action	Themes	Within 2 Years	Within 5 Years	Within 10 Years	Within 20 Years
<ul style="list-style-type: none"> • Complete intersection improvements at: <ul style="list-style-type: none"> - East Cornhusker Highway (US 6) and Amberly Road. - East Cornhusker Highway (US 6) and 148th Street. - Amberly Road and 148th Street. - Heywood Street and 148th Street. 	<p>P</p> <p>P</p> <p>P</p> <p>P</p>			■	
<ul style="list-style-type: none"> • Maintain policy to extend existing grid of cross-neighborhood collector streets as new development continues. 	E, H, Q, P, N	■	■	■	■
<ul style="list-style-type: none"> • Expand street repair and rehabilitation program. 	Q, P, N		■	■	■
<ul style="list-style-type: none"> • Complete landscaping improvements to establish the Linked Amenity Network. 	Q, P, N		■		
<ul style="list-style-type: none"> • Extend Jamestown Street west to the 134th Street viaduct to improve traffic access to the viaduct and correct drainage problems. 	P, N	■			
<ul style="list-style-type: none"> • Construct Northeast Sanitary Sewer Interceptor Project. 	P				■
<ul style="list-style-type: none"> • Construct Northwest Sanitary Sewer Interceptor Project. 	P			■	
<ul style="list-style-type: none"> • Zone and encourage neighborhood commercial development on the southwest corner of 148th Street and Amberly Road. 	E, Q			■	
<ul style="list-style-type: none"> • Relocate Lancaster County Road Engineering Facility to Airport Site. 	Q, P, N			■	
<ul style="list-style-type: none"> • Relocate City of Waverly Street Maintenance Facility to Airport Site. 	Q, P, N			■	
<ul style="list-style-type: none"> • Gradually locate other industrial uses from areas west of Jaycees Park. 	Q, P, N			■	
<ul style="list-style-type: none"> • Establish a neighborhood housing redevelopment area to replace relocated industries; as well as area to the south, east of 139th Street. 	H, Q, P, N			■	

TABLE 6 -1: Implementation Schedule

Action	Themes	Within 2 Years	Within 5 Years	Within 10 Years	Within 20 Years
• Implement tree planting and parksite improvement program.	Q, P	■	■	■	■
• Facilitate the required upgrade or relocation of the gas pipeline east of the City.	H, P		■	■	■
• Maintain a contiguous, compact development pattern to ensure economical service extensions.	Q, P, N	■	■	■	■
• Modify subdivision and zoning regulations to encourage and promote affordable housing development.	H, Q, N	■			
• Consolidate driveway access from properties along the highway.	P		■	■	■
• Enhance the visual quality of the highway corridor with monument signs at entrances to Waverly, as well as landscaping and banners where appropriate.	Q	■	■		
• Alter the road design for 148th and 141st Streets to change their character from high speed county roads to urban neighborhood streets.	P, N		■	■	
• Continue City policy to favor open channel stormwater drainage systems, augmented with recreational trail corridors whenever possible.	P, N	■	■	■	■
• Reconstruct obsolete, undersized water mains near former water tower site and on East Oak Lane Circle.	P	■	■		
• Reconstruct water main east of 142nd Street along Kenilworth Street and Woodstock Boulevard.	P	■			
• Complete loop water main along 148th Street between the High School, Castlewood and Jamestown Streets.	P	■	■		
• Monitor clean-up of Well Site #3 for re-opening within 15 years.	P				■

TABLE 6 -1: Implementation Schedule

Action	Themes	Within 2 Years	Within 5 Years	Within 10 Years	Within 20 Years
• Complete the computerized system inventory of the city's water system.	P	■			
• Seek municipal ownership of the site beneath the elevated water reservoir near Hamlow School.	P	■			
• Monitor regional and local solid waste disposal needs and capacity of the Lincoln City Landfill.	P		■	■	■
• Broaden community-wide education, awareness and involvement in solid waste recycling.	P		■		
• Limit development to areas outside the Salt Creek floodway/floodplain.	Q, P	■	■	■	■
• Limit subdivision for residential development to areas north of I-80.	Q, P	■	■	■	■
• Improve landscaping between commercial/ industrial uses and residential areas.	N		■		
• Improve landscaping at entrances to neighborhoods.	N		■		
• Improve zoning and code enforcement to assist in upgrading housing conditions in older neighborhood areas.	H, N		■		
• Adhere to policy to require new subdivisions to provide trail links and mid-block pedestrian routes to tie new housing areas to the existing city.	Q, P, N	■	■	■	■
• Encourage business and industrial expansion along Woodstock Boulevard; Pave Woodstock Boulevard.	E, Q			■	
• Pave Waverly Road between 134th and 148th Streets.	P				■
• Pave 134th Street between Oldfield Road and proposed I-80 interchange.	E, P				■

■ About this Report

■ The Waverly Plan was composed on Macintosh computers in ReadySetGo 4.5a and 6.0 and set in Palatino. Project managers and principal authors were Jeffrey P. Johnson, AICP and Martin H. Shukert, AICP. Other contributors included Matthew Carpenter. Report design was by Martin Shukert. Photography was by Martin Shukert and Ariel J. Shukert. Graphics were by Jeffrey Johnson and Martin Shukert. Photo processing was by Professional Darkroom Services, Omaha, Nebraska; photo-mechanical reproductions by A&G Engineering Reproductions, Omaha, Nebraska. printing by A&D Duplicating Services, Omaha, Nebraska.

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